



GREENLEIGH

MIDDLE RIVER, MD 21220



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100



Discover Greenleigh:
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About Greenleigh

Baltimore County's Premier Live-Work-Play Community

Greenleigh is part of a master-planned, 1,000-acre mixed-use community in Baltimore County, located on Maryland Route 43 between U.S. Route 40 and Eastern Boulevard. The project, situated just minutes from Interstate 95 and Interstate 695 and only 19 miles from downtown Baltimore, has immediate access to White Marsh, Perry Hall, Essex, and other nearby communities.

Flex/R&D suite sizes from 2,520 to 59,400 square feet with single-story and multi-story Class 'A' suites up to 99,540 square feet offer businesses a headquarters-worthy location.

The retail at Greenleigh features a main street-style shopping center consisting of nearly 80,000 square feet of retail space, a proposed 75,000 square foot grocery store, and pad sites.

In total Greenleigh will include approximately 3,300 residential units, 425,790 square feet of office, 763,200 square feet of flex/R&D, and 215,000 square feet of retail space.

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns office, flex/research and development, warehouse, retail and multifamily space nationwide. St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit [sjpi.com/about](https://www.sjpi.com/about) to learn more



"Greenleigh represents an integrated approach to the opportunities that are emerging in Baltimore County. We have thoughtfully designed this project to serve as a dynamic employment generator, create a comprehensive live-work-play environment that satisfies many different needs and to elevate the product mix to the highest level ever achieved in the County."

Edward St. John
Founder & Chairman, St. John Properties

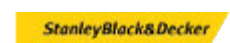


"Greenleigh exemplifies the incredible opportunities we have to live, work, and play right here in Baltimore County. St. John Properties' vision and execution to develop this community is a testament to their commitment to our region and passion for delivering for our residents and businesses. We appreciate their partnership and commitment to Baltimore County's growth thanks to their efforts to bring new jobs, new housing opportunities, and new companies to the region."

John A. Olszewski, Jr.
Congressman, Maryland 2nd District

To learn more about Greenleigh, visit: sjpi.com/greenleigh

*With more than 3.5 million square feet of commercial space,
join these businesses at Greenleigh:*



Greenleigh at a glance

COMMERCIAL

249,270 SF Single-Story Office | **176,520 SF** Class 'A' Office

763,240 SF Flex/R&D

215,110 SF Retail

1,750,300 SF Industrial

133,069 SF (959 UNITS) Self-Storage

RESIDENTIAL & HOSPITALITY

1,303 UNITS Single Family & Townhomes

1,997 UNITS Luxury Multifamily

120-SUITE Springhill Suites by Marriott

5 ACRE Public Park



Retail

Inline space & pad sites available

The retail component of Greenleigh can support over 196,000 square feet of space, including inline merchant areas and pad sites.

Retail at Greenleigh is located along Rt. 43 (White Marsh Blvd.) in Baltimore County, and serves the 1,000-acre business community and over 3,300 residential units within the community. Over 43,700 people reside within a three-mile radius.

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,884	43,757	141,667
Avg. Household Income	\$161,487	\$117,855	\$114,213

Pad Sites

Pad Sites		
6100 Greenleigh Ave (Grocery Site)	7.8 Acres	Up to 75,000 SF
7-Eleven 1500 Pocomoke Court		5,723 SF
Royal Farms 11905 Market Way		5,786 SF
Pad A Market Way		
Pad B Market Way		
Pad C Market Way		
Pad D Greenleigh Avenue		
Pad E Wakefield Street		
Pad F Wakefield Street		
Pad G Wakefield Street		
Pad H Wakefield Street		
Pad I Innovation Street		

Retail Availabilities

710 Concourse Circle		
Suites 101–103	Bajeko Sekuwa	4,266 SF
Suite 104	Scoops	1,278 SF
Suite 105	Kore Barre	1,352 SF
Suite 106	Cellfix Plus	1,352 SF
Suites 107–109	AVAILABLE	3,386 SF
Suite 110	Bubbakoo's Burritos	1,726 SF
720 Concourse Circle		
Michael's Café		6,024 SF
730 Concourse Circle		
Dunkin'		2,663 SF
740 Concourse Circle		
Suites 109–110	Mallia Salon & Spa	2,338 SF
Suites 111–115	AVAILABLE	10,653 SF
750 Concourse Circle		
Suite 100	Harford Bank	2,085 SF
Suite 101	Subway	1,620 SF
Suite 102	Thai Rainbow	2,430 SF
Suite 103	The UPS Store	1,639 SF
Suite 104	Crossroads Wine & Spirits	2,690 SF
Suite 105	Polishes Nail & Spa	1,688 SF
Suites 106–108	Potomac Pizza	4,899 SF
11521 Wakefield Street		
Suites 100–102	AVAILABLE	4,437 SF
Suites 103–106	Uptown Cheapskate	5,256 SF
Suites 107–109	Sherwin Williams	4,282 SF
11531 Wakefield Street		
Suites 100–101	Coldwell Banker Realty	2,448 SF
Suites 100–101	AVAILABLE	3,148 SF
Suites 104–105	ISI Elite Training	2,628 SF
Suite 106	Enjoy-A-Bowl	1,314 SF
Suites 107–108	AVAILABLE	2,958 SF
Suites 109	Jimmy John's	1,479 SF





PRODUCT LEGEND

TYPE	AMOUNT
Multi-Story Office	176,520 SF
Single-Story Office	249,270 SF
Flex/R&D	763,240 SF
Self-Storage	133,060 SF
Retail	215,110 SF
Hotel	120 Suites
Residential: Single-family, town homes, multifamily	3,300 Units
Warehouse/Industrial	1,750,000 SF

A DEVELOPMENT OF:



For more information on Greenleigh, visit: sjpi.com/greenleigh

Greenleigh’s prime Baltimore County location offers a wide range of amenities and services in close proximity

Distances to:

Interstate 95	3 miles	Baltimore, MD (Downtown)	19 miles
Interstate 695 (Baltimore Beltway)	6 miles	Hunt Valley, MD	22 miles
Interstate 895	9.5 miles	BWI Airport	25 miles
Towson, MD	14 miles	Columbia, MD	35 miles



GREENLEIGH

DUNKIN' **SUBWAY** **MICHAEL'S Cafe**

7-Eleven **ROYAL FARMS** **UPTOWN CHEAPSKATE** **ISI**

Thai RAINBOW **CELLFIX PLUS** **Polishes** **BAJEKO**

CROSSROADS **MALLIA** **Polishes** **BAJEKO**

The UPS Store **GODDARD SCHOOL** **BAJEKO**

BUBBAKOO'S BURRITOS **KB** **Harford Bank**

SCOOPS **POTOMAC PIZZA** **KORE BARRE**



Scan now to take a virtual tour, download floor plans and more!

Contact Us

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Connect with us [@stjohnprop](https://www.instagram.com/stjohnprop)



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